

The Golfview Club at Fontainebleau Park I
Condominium Association Inc.

Board Meeting

Date/Fecha: Monday, September 22, 2025
Lunes 22 de Septiembre 2025

Time/Hora: **7:00PM**

Location/ Lugar: Club House

AGENDA

- Call meeting to order 7:00 pm
- Establish of Quorum
- Financial Report
- 2025-2026 Budget Review
- Adjournment



THE GOLFVIEW CLUB AT FONTAINEBLEAU PARK CONDOMINIUM NO. 1, INC.

Operating 2025-2026 Budget Notice

ATTENTION TO ALL UNIT OWNERS

We are hereby attaching the new 2023-2024 Operating Budget which is set to start on **October 1st, 2025, and runs through September 30th, 2026**, a copy of the new Operating Budget and Reserve Calculation chart are also enclosed for your review. The Budget Meeting explanation will take place on Monday, September 22nd, 2025, at 6:30 pm at the Association's Lobby.

The Association has tried to maintain the "Monthly Maintenance Fee" without an increase. However, because some key "Operating Expenses" increased due to market conditions as well as, the Consumer Price Index (CPI), the Association sees no other option but, to rise the "Monthly Maintenance Fee" by 10% to cope with the 2025-2026 Operational Expense Increases such as: General Insurance Package, Electricity, Water & Sewer, Management Service, Landscaping, Pool Service, Alarm Service, Trash Removal, the Required Audit.

Should you have questions feel free to contact us at: 305-553-9731

Respectfully,

Alexander Zust - CAM
On Behalf of the Association

Presupuesto Operativo 2023-2024

ATENCION A TODOS LOS PROPIETARIOS

Anexo encontrara el Presupuesto Operativo para el año fiscal 2023-2024, que comienza el 1 de octubre de 2025 y finaliza el 30 de septiembre de 2026. También se incluye una copia del nuevo Presupuesto Operativo y el Cálculo de Reservas para su revisión. La reunión de Presupuesto se llevará a cabo el lunes 22 de septiembre de 2025, a las 7:00 pm en el Lobby de la Asociación.

La Asociación ha intentado mantener la "Cuota de Mantenimiento Mensual" sin aumento. Sin embargo, debido a que algunos "Gastos Operativos" han aumentado debido a las condiciones del mercado y al Índice de Precios al Consumidor (IPC), la Asociación no ve otra opción más que aumentar la "Cuota de Mantenimiento Mensual" en un 10% para hacer frente a los Gastos Operativos del 2025-2026, como el Paquete de Seguros Generales, Electricidad, Agua y Alcantarillado, el Servicio de Administración, Jardinería, Mantenimiento de Piscina, Sistema de Alarmas, Recogida de Basura y el nuevo requisito de Auditoría.

Si tiene preguntas, no dude en ponerse en contacto con nuestra oficina al: 305-553-9731

Atentamente,

Alexander Zust - CAM
En nombre de la Asociación

Unlimited Property Management, LLC.
7665 NW 50 Street, Miami, FL 33166
Tel. 305-553-9731 Fax. 305-553-9732 Website: www.ulimitedpm.com



The Golfview Club at
Fontainebleau Park C.A. # 1, Inc.

September 2024

Budget- Reserves

10/2024-09/2025

Reserves Calculations

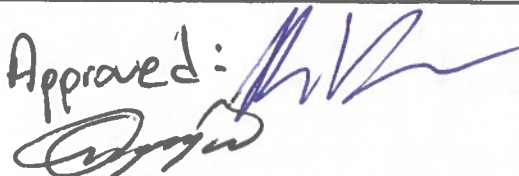
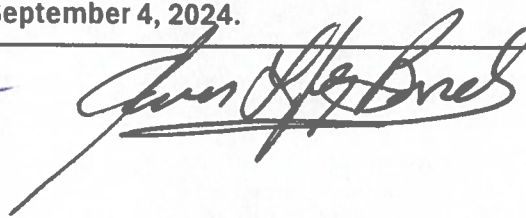
Components Descriptions	Estimated Replacement Cost	Useful Life	Estimated Remaining Life	Current \$ funded	Annual Calculation for 2025-2026	Monthly Calculation for 2025-2026
Club House Roof Replacement (\$8 sqft) 3,900 sqft	\$39,200.00	20	1	\$0.00	\$19,600.00	\$1,633.33
Building Roof	\$170,100.00	20	12	\$0.00	\$15,000.00	\$1,250.00
Fire Protection System - Maintenance	\$40,000.00	30	27	\$0.00	\$15,000.00	\$1,250.00
Plumbing - Maintenance	\$75,000.00	50	9	\$0.00	\$3,594.00	\$299.50
Electrical System - Maintenance	\$40,000.00	50	19	\$0.00	\$0.00	\$0.00
Exterior Restoration & Painting (Maintenance) 50,000 sqft	\$50,000.00	20	14	\$0.00	\$0.00	\$0.00
Elevator System - Maintenance (2)	\$50,000.00	50	39	\$0.00	\$0.00	\$0.00
Common Exterior Doors & Windows	\$80,000.00	30	14	\$0.00	\$0.00	\$0.00
Parking Garage Repavement (\$5 sqft) 33,500 sqft	\$167,500.00	20	9	\$0.00	\$0.00	\$0.00
Balcony Restoration - Maintenance	\$70,000.00	30	19	\$0.00	\$0.00	\$0.00
Fencing Repairs - Concrete Wall	\$15,000.00	25	19	\$0.00	\$0.00	\$0.00
A/C Equipment - Elevator Room	\$6,000.00	5	1	\$0.00	\$326.00	\$27.17
	\$802,800.00		Total Reserve Calculation by year		\$53,520.00	\$4,460.00
Monthly Maint. + Reserves	\$53,629.02					
Yearly (Maint+Res)	\$643,548.29					

BUDGET - With Reserves			With Reserves 2024-2025 Monthly Maintenance	With Reserves 2025-2026 Monthly Maintenance	2024-2025 VS. 2025-2026	Variation
Models	Number of Units	Percent Ownership				
A	28	0.008779	\$427.68	\$470.81	\$43.13	10.09%
B	28	0.010586	\$515.71	\$567.72	\$52.01	10.09%
C	21	0.012323	\$600.33	\$660.87	\$60.54	10.09%
D	14	0.014214	\$692.45	\$762.28	\$69.83	10.09%
	91					

SB-4D (July 2022) : Buildings with a certificate of occupancy issued on or before July 1, 1992 (30 years or older) must conduct an Milestone Structural Inspection before December 31, 2024. Building that is 3 stories or higher a Structural Integrity Reserve Study must be completed by December 31, 2024,

SB-4D (July 2022): As of December 31, 2024, condominium associations are prohibited from: (i) using reserves for a purpose other than as intended or reserved, (ii) waiving the reserves, or (iii) reducing the funding of reserves for certain structural components of the property

This Reserves calculation are based on the Structural Reserve Study performed by YAN SOLIS | YCM ENGINEERING CONCEPTS CORP |
September 4, 2024.

Approved:  



**The Golfview Club at
Fontainebleau Park Condo I
Proposed Budget 10/2025 to 09/2026**

Septiembre 2025

Income			
6310	Assessment Income	\$ 531,073.81	\$ 590,028.29
6340	Late Fee Income	\$ -	\$ -
6344	Rental Parking Income	\$ 2,880.00	\$ 2,880.00
6345	Clickers	\$ -	\$ -
6346	Gate Cards and Decals	\$ -	\$ -
6370	Owner Collection Costs Income	\$ -	\$ -
6510	Reserve Income	\$ 53,520.00	\$ 53,520.00
6810	Laundry Income	\$ 10,503.91	\$ 10,503.91
6910	Interest Income	\$ -	\$ -
6920	Miscellaneous Income	\$ 4,500.00	\$ 4,500.00
6930	Violation Fees	\$ -	\$ -
Total Operating Income		\$ 602,477.72	\$ 661,432.20
Expense			
07000	GENERAL & ADMINISTRATIVE		
7010	Management Fees	\$ 14,688.00	\$ 15,144.00
7020	Accounting Fees	\$ 1,550.00	\$ 1,550.00
7030	Licenses and Permits Fees	\$ 1,500.00	\$ 1,500.00
7031	Annual Report	\$ 210.25	\$ 376.25
7032	DBPR Fees	\$ 364.00	\$ 364.00
7033	Pool Permit	\$ 126.00	\$ 126.00
7034	Elevator Permit	\$ 250.00	\$ 250.00
7036	Fire Equipments Permit	\$ 1,100.00	\$ 1,100.00
7060	Inspections Fees	\$ -	\$ -
7080	Owner Collection	\$ -	\$ -
7138	Violation Expense	\$ -	\$ -
7160	Legal Fees	\$ 1,500.00	\$ 1,500.00
7250	Bank Charges	\$ 699.96	\$ 699.96
7260	Postage & Mail	\$ 2,600.00	\$ 2,600.00
7281	Flood Insurance	\$ 6,431.47	\$ 5,894.13
7283	Property Insurance	\$ 205,149.60	\$ 203,037.06
7284	Liability Insurance	\$ 15,941.64	\$ 22,813.45
7286	D & O Insurance	\$ 6,562.50	\$ 3,447.98
7288	Crime Insurance	\$ 590.00	\$ 596.40
7289	Finance Charge	\$ 10,709.70	\$ 11,001.79
7306	Website	\$ 900.00	\$ 900.00
7890	Miscellaneous G & A	\$ 600.00	\$ 600.00
7990	Bad Debt	\$ 999.96	\$ 999.96
7992	Financial Shortfall	\$ 53,520.00	\$ 22,224.90
Total GENERAL & ADMINISTRATIVE		\$ 325,993.08	\$ 296,725.87
08900	UTILITIES		
8910	Electricity	\$ 20,426.79	\$ 22,107.24
8930	Water & Sewer	\$ 84,699.92	\$ 110,021.16
8990	Telephone	\$ 3,708.96	\$ 3,708.96
Total UTILITIES		\$ 108,835.67	\$ 135,837.36
9000	MAINTENANCE		
9030	Elevator Repairs	\$ 2,500.00	\$ 2,500.00
9050	Fire Equipment Maintenance	\$ 650.00	\$ 650.00
9055	Fire Alarm System	\$ 1,250.00	\$ 1,250.00
9110	Gen. Maint. & Repairs	\$ 3,500.00	\$ 47,500.00
9130	Locksmith Services	\$ 1,800.00	\$ 1,800.00
9166	Pool Repairs	\$ 1,800.00	\$ 1,800.00
9180	Plumbing Repairs Common	\$ 8,000.00	\$ 16,000.00
9190	Electrical Repairs	\$ 2,500.00	\$ 2,500.00
9250	Maintenance Supplies	\$ 1,000.00	\$ 1,000.00
Total MAINTENANCE		\$ 23,000.00	\$ 75,000.00
9600	CONTRACT SERVICES		
9610	Lawn Maintenance & Landscaping	\$ 9,600.00	\$ 12,100.00
9611	Lawn Irrigation & Pest Control	\$ 1,500.00	\$ 1,500.00
9620	Pool Service	\$ 4,200.00	\$ 4,200.00
9630	Alarm Service	\$ 4,301.40	\$ 4,301.40
9650	Security Services	\$ 9,125.00	\$ 9,125.00
9660	Elevator Services	\$ 7,800.00	\$ 7,800.00
9662	Elevator Phone Monitoring	\$ 600.00	\$ 1,320.00
9700	Trash Removal	\$ 20,872.57	\$ 26,872.57
9750	Extermination	\$ 550.00	\$ 550.00
9800	Generator maintenance	\$ 600.00	\$ 600.00
9850	Janitorial Services	\$ 31,980.00	\$ 31,980.00
Total CONTRACT SERVICES		\$ 91,128.97	\$ 100,348.97
9900	RESERVES		
9910	Reserve Contributions	\$ 53,520.00	\$ 53,520.00
9912	Reserve Interest Transfer	\$ -	\$ -
Total RESERVES		\$ 53,520.00	\$ 53,520.00
Total Operating Expense		\$ 602,477.72	\$ 661,432.20
Net Income		\$ -	\$ -